



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

Promoting the wise use of land

MEETING DATE September 2, 2016 LOCAL EFFECTIVE DATE September 16, 2016 APPROX FINAL EFFECTIVE DATE October 7, 2016	CONTACT/PHONE Kerry Brown, Project Planner 805-781-5600 kbrown@co.slo.ca.us	APPLICANT Cambria Community Service District	FILE NO. DRC2015-00146
SUBJECT A request by the CAMBRIA COMMUNITY SERVICES DISTRICT for a Minor Use Permit/Coastal Development Permit (DRC2015-00146) to allow the demolition an existing residence to increase open space within the Fiscalini Ranch Preserve. The project will result in the disturbance of approximately 2,000 square foot of a 1.34 acre site. The proposed project is within the Recreation land use category and is located at 1777 Rodeo Grounds Road approximately 900 feet southwest of the termination of Rodeo Grounds Road, in the community of Cambria. The site is in the North Coast planning area.			
RECOMMENDED ACTION Approve Minor Use Permit DRC2015-00146 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 1 Categorical Exemption is proposed for this project.			
LAND USE CATEGORY Recreation	COMBINING DESIGNATION Archaeological Sensitive Area, Flood Hazard, Geologic Study Area, Terrestrial Habitat, Local Coastal Plan,	ASSESSOR PARCEL NUMBER 013-131-033	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: North Coast – Community Wide <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: N/A			
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242</small>			

EXISTING USES: Residence	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Recreation / Fiscalini Ranch Preserve <i>East:</i> Recreation and Residential Single Family / Fiscalini Ranch Preserve and residences <i>South:</i> Residential Single Family /residences <i>West:</i> Recreation and Open Space / Fiscalini Ranch Preserve	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, California Coastal Commission, and the North Coast Advisory Council.	
TOPOGRAPHY: Steep Slopes	VEGETATION: Various Tree Species, Grasses
PROPOSED SERVICES: N/A	ACCEPTANCE DATE: July 22, 2016

DISCUSSION

PROJECT HISTORY

The single family residence was constructed in 1972 and has been unoccupied for numerous years. Due to the lack of occupancy, the residence has been identified as structurally hazardous. The Cambria Community Service District seeks to demolish the 1,440 square foot residence to increase the surrounding recreational space.

PLANNING AREA STANDARDS

Monterey Pine Forest Habitat (SRA) (TH). The purpose of these standards is to minimize tree removal and avoid impacts to the sensitive Monterey pine forest habitat. Construction practices shall protect Monterey pines, oak trees, and significant understory vegetation.

Staff comments: The project site has Monterey Pine trees and Oak trees within the property. The demolition of the single family residence will not impact or require the removal of any tree species and no further construction is proposed or authorized with this permit.

Cambria Community Services District Review. Prior to application acceptance, land use and building permit applications shall include a written verification of water and sewer service from the Cambria Community Services District.

Staff comments: The demolition of the single family residence has been requested by the applicant, Cambria Community Services District, to remove the hazardous structure and increase open space.

Archaeologic Resource Protection. In the event archaeological resources are unearthed or discovered during any construction activities, construction shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist.

Staff comments: The demolition of the single family residence is not expected to unearth any archeological resources. In the event which archeological resources are unearthed or discovered, all construction activities will cease. Future construction will be required to comply with this standard.

COASTAL PLAN POLICIES

Shoreline Access: N/A
Recreation and Visitor Serving: N/A
Energy and Industrial Development: N/A
Commercial Fishing, Recreational Boating and Port Facilities: N/A
Environmentally Sensitive Habitats: N/A
Agriculture: N/A
Public Works: N/A
Coastal Watersheds: N/A
Visual and Scenic Resources: N/A
Hazards: N/A
Archeology: N/A
Air Quality: N/A

Does the project meet applicable Coastal Plan Policies: *The proposed project is to demolish an existing hazardous residence. Any future construction would be required to comply with these policies.*

NORTH COAST ADVISORY COUNCIL COMMENTS

This project was referred to the North Coast Advisory Council. The Council reviewed the project at their July 20, 2016 meeting and did not identify any issues regarding the demolition of this hazardous structure.

AGENCY REVIEW

Public Works – No concerns (Glenn Marshall, July 6, 2016)
Cambria Community Services District – No response
California Coastal Commission – No response
North Coast Advisory Council – Recommended approval (July 20, 2016)

LEGAL LOT STATUS

The one existing parcel consists of Lot 10 in Block P of the Town of Cambria, and was legally created by deed at a time when that was a legal method of creating parcels.

Staff report prepared by Kacey Hass and Kerry Brown and reviewed by Airlin Singewald.